

# Proposed Montague Public Works Facility

A Report Prepared by the DPW Facility Planning Committee February 2017

Montague's existing Public Works Facility has exceeded its useful life and needs to be replaced. We have known this for 20 years. In 2015 the Selectmen created a Public Works Facility Planning Committee and hired a consultant specializing in the design of DPW facilities. The Committee, working closely with that consultant, has developed a proposal for a new facility that would meet the needs of the town for many years to come.

## What does our DPW Do?

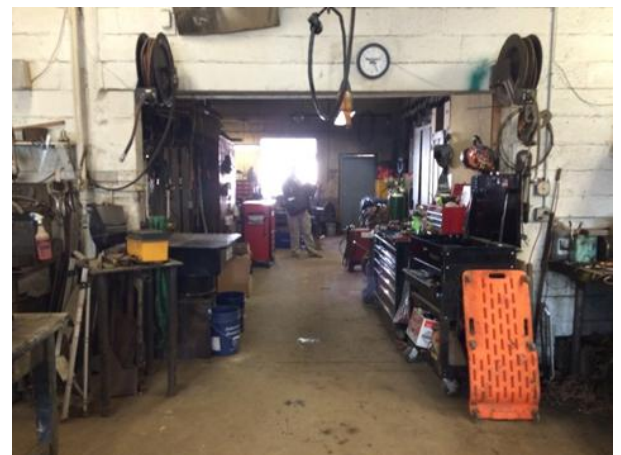
- Maintain and repair 108 miles of public roads
- Construct and maintain parks, playgrounds, public areas, streetscapes, sidewalks, stormwater and sewer systems
- Maintain public buildings
- Provide 24hr response to incidents and emergencies including snow/ice removal, wind storm cleanup, remove road hazards, flooding, road repair, support to other emergency departments

The goal of DPW Facility Planning Committee is to propose a 50+ year DPW facility solution that will:

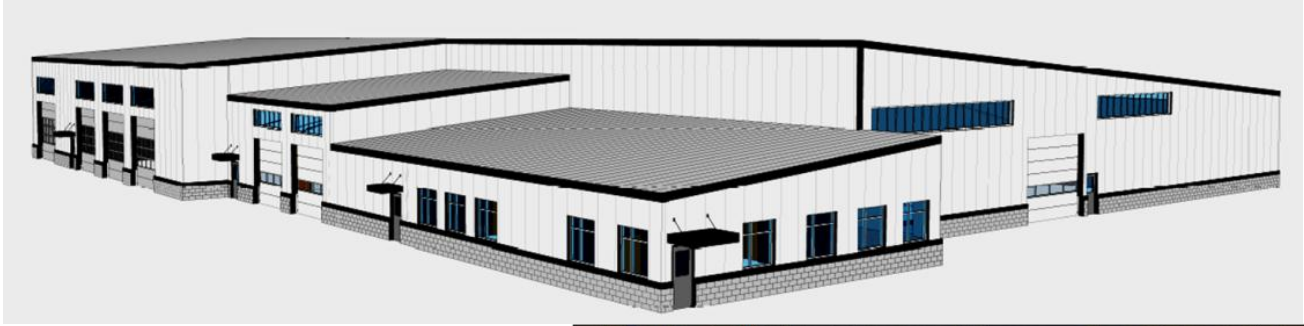
- Address code deficiencies of the existing building
- Provide adequate storage and maintenance space for the Town's fleet of vehicles
- Provide safe and efficient space for the Town's employees to maintain and operate equipment

## Why does Montague need a new facility?

- Building fails to meet basic health, building, and industrial safety codes
- Existing facility built in 1948 with minimal upgrades since that time
- Current facility is outdated and inefficient for today's needs
- Sizes of vehicles and equipment have increased significantly between 1950 and today
- The maintenance area is inadequate and unsafe
- Building lacks proper ventilation and heating
- Building lacks proper employee facilities
- Inadequate space for vehicle and equipment storage resulting in operational inefficiencies



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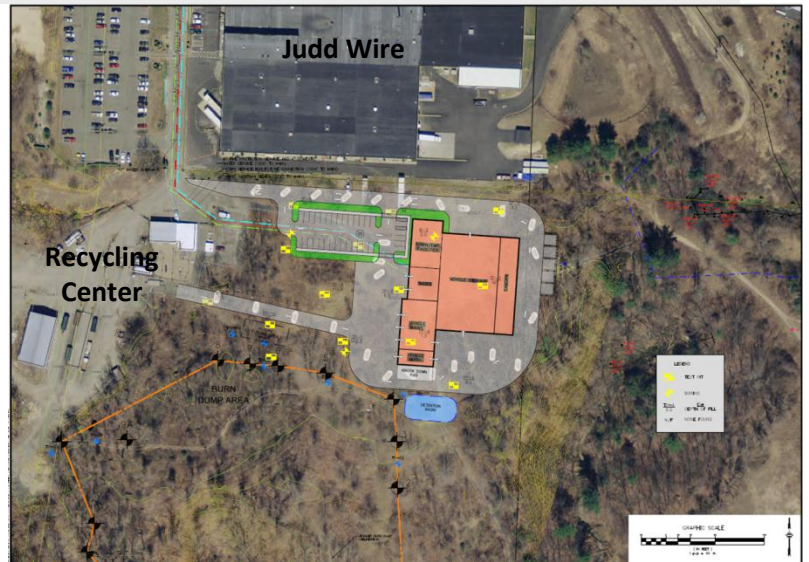


## Size

The space needs for up to 25 employees and 32 vehicles was determined by the committee to be 32,575 SF. The Committee recommends a **27,974 SF** program (a 14% reduction). The current facility is 12,000 SF, with substantial portions of the fleet stored outdoors and operations scattered across three sites.

## Location

The planned location is **off Sandy Lane** (behind Judd Wire). The 4 acre site is zoned industrial, municipally owned and part of the former landfill area. There are several complimentary DPW functions currently at Sandy Lane (recycling center, Salt Shed, fueling station, leaf dump, stock yards). The infrastructure that will be installed for the facility will also support the future development of adjacent light industrial land (approx 35 acres). The committee considered re-using the existing 500 Ave A site, but that was deemed unfeasible because of lack of usable area.



## Cost

Construction costs	\$9,266,877 (\$341/SF).
Soft Costs (arch, permits, furnishings)	\$1,544,409
Construction Contingencies	\$741,000
<b>TOTAL</b>	<b>\$11,552,636</b>

## Cost avoidance and benefits

- Up to \$11.2M in cost avoidance over 50 years if vehicle fleet and equipment that are currently stored outdoors and stored indoors
- New Facility will be 20% more energy efficient (although utility costs will increase slightly due to increased scale)
- Estimated 5-10% reduction in fuel consumption because of centralized location
- More efficient work space and response times
- Eliminates need to invest money (band aids) into the existing substandard facility
- Construction cost would be offset by the lease revenue from adjacent 6MW landfill solar project that will produce over \$5.2M over 20 years
- 500 Ave A and Town Hall annex would become available for downtown economic development or public use

